

TDC-NORTHGATE-7/3 option							2015227
							5/15/15
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	519	36	36	16%	18,684	16%
B1	2br/2ba	823	33	66	15%	27,159	15%
D1	4br/4ba	1,359	80	320	36%	108,720	56%
D2	4br/4ba	1,488	45	180	20%	66,960	
E1	5br/5ba	1,686	29	145	13%	48,894	13%
TOTALS			223	747	100%	270,417	
UNIT AVERAGE NET SF :							1,213
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
PROJECT DATA							
UNIT AVERAGE NET SF :							1,213 S.F.
ACREAGE:							3.72 ACRES
DENSITY:							60 UNITS/ACRE
							201 BEDS/ACRE
CLUBHOUSE							10,000 S.F.
RETAIL							1,600 S.F.
PARKING:							
			REQUIRED	655 RESIDENTIAL SPACES ( )			
				7 RETAIL SPACES			
				662 TOTAL SPACES			
			PROVIDED	12 RESIDENTIAL SURFACE SPACES			
				677 RESIDENTIAL GARAGE SPACES			
				689 TOTAL SPACES			
				0.92 SPACES/BED			

CITY OF BRYAN BUILDING							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PARKING RQD	PERCENTAGE	TOTAL AREA
A1	1br/1ba	519	12	12	12	22%	6,228
B1	2br/2ba	823	9	18	18	17%	7,407
D1	4br/4ba	1,359	12	48	48	22%	16,308
D2	4br/4ba	1,488	12	48	48	22%	17,856
E1	5br/5ba	1,686	9	45	45	17%	15,174
TOTALS			54	171	171	100%	62,973
UNIT AVERAGE NET SF :							1,166
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NO BALCONIES, PATIO/BALCONY STORAGE.							
CITY OF COLLEGE STATION BUILDING							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PARKING RQD	PERCENTAGE	TOTAL AREA
A1	1br/1ba	519	24	24	27	14%	12,456
B1	2br/2ba	823	24	48	54	14%	19,752
D1	4br/4ba	1,359	68	272	204	40%	92,412
D2	4br/4ba	1,488	33	132	99	20%	49,104
E1	5br/5ba	1,686	20	100	100	12%	33,720
TOTALS			169	576	484	100%	207,444
UNIT AVERAGE NET SF :							1,227
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NO BALCONIES, PATIO/BALCONY STORAGE.							

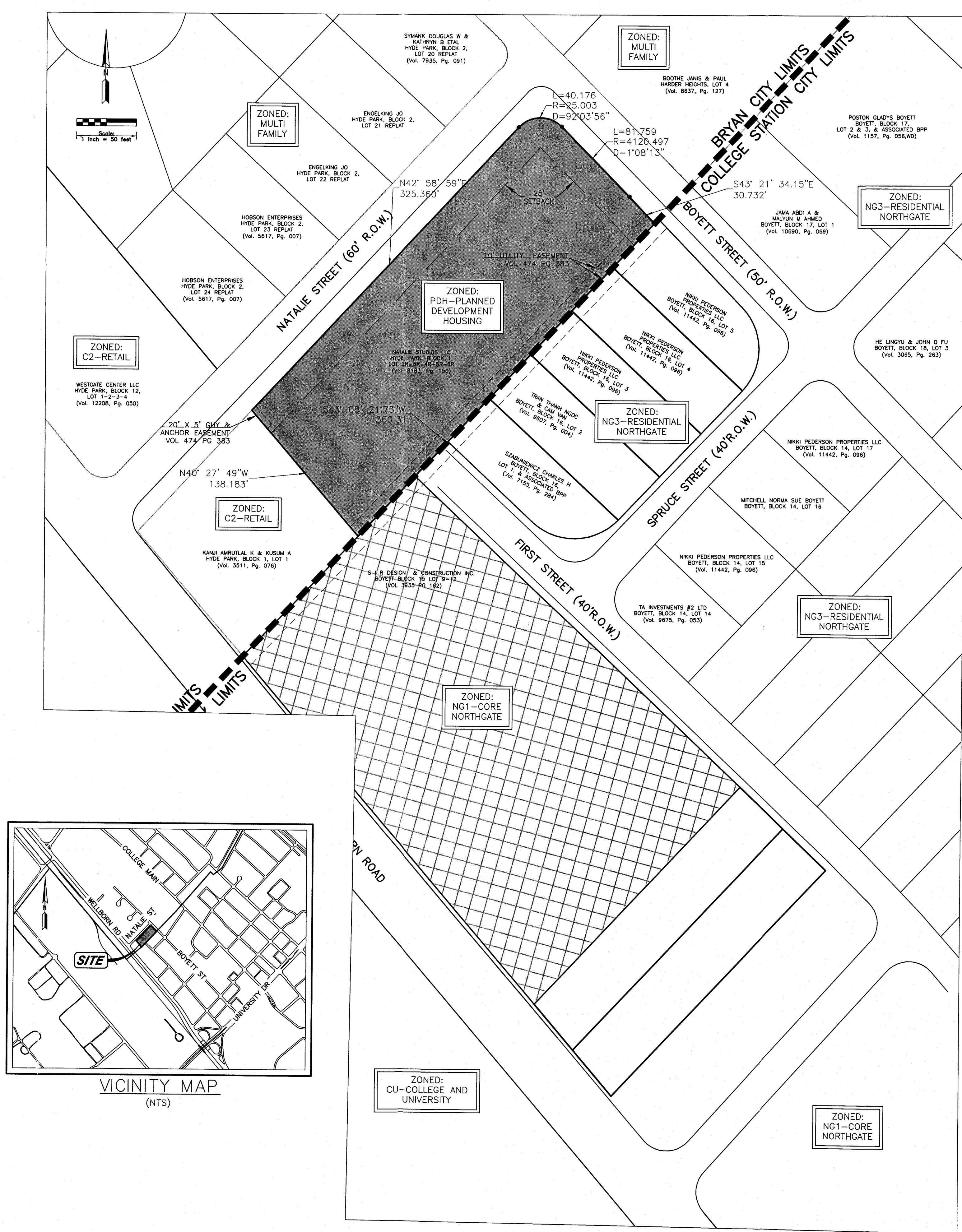
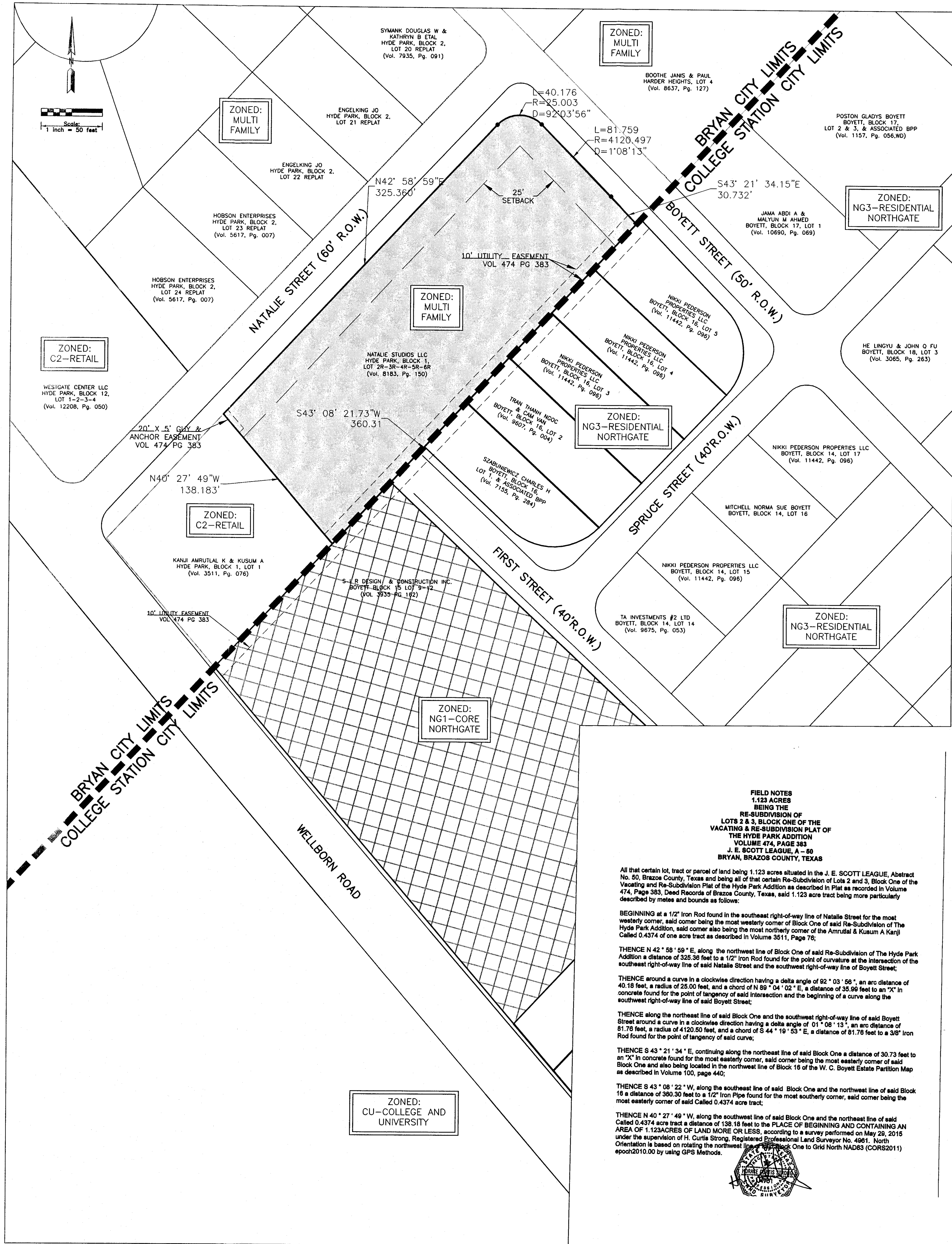
SCALE: 1" = 40' - 0" (24"x36" SHEET)

0' 40' 80' 160'

ARCHITECTURAL SITE PLAN 4







EXISTING ZONING

PROPOSED ZONING

T.979.260.6963  
F.979.260.3564  
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN  
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identified on the title block.  
J. Mitchell, P.E.  
No. 80649

JUNE, 2015  
Designed By: D. MORGAN  
Drawn By: D. MORGAN  
Checked By: V.B.M.

Prepared For:  
DINERSTEIN COMPANIES  
3411 RICHMOND AVE.,  
SUITE 200  
HOUSTON, TX 77046

Revisions

RE-ZONING MAP  
1.123 ACRE TRACT OF LAND  
DINERSTEIN NORTHGATE

EX